

**EXHIBIT A – FINDINGS**  
**DRC2013-00109 Woodard**

***CEQA Exemption***

- A. The project qualifies for Categorical Exemptions (Class 1 and 3) pursuant to CEQA Guidelines Section 15301 and 15303 because it involves the demolition of a single-family residence and the construction of a new single family residence on an existing lot within an urbanized area.

***Minor Use Permit***

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed demolition of an existing single family residence and construction of a new single family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed single family residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on Pacific Avenue, a local road constructed to a level able to handle any additional traffic associated with the project.

***Coastal Access***

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas. There are two existing vertical access; 130 feet north and 365 feet south of the subject parcel. The applicant shall execute and record an offer of dedication for lateral access which shall include 25 feet of dry sandy beach available at all times during the year.

***Archeological Sensitive Area***

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected. In the event archeological resources are unearthed or discovered during construction phase, the applicant will be required to cease construction and notify the County and Environmental Coordinator.

***Small Scale Neighborhood***

- I. The proposed project meets the Community Small Scale Neighborhood Design standards and is therefore consistent with the character and intent of the Cayucos Community Small Scale Design Neighborhood.